

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		OXFORD ST, ARLINGTON

OWNERSHIP

OWNERSHIP				Unit #:	74
Owner 1: PINCIARO CESIDIO J III					
Owner 2: PINCIARO ASHLEY					
Owner 3:					
Street 1: 74 OXFORD ST					
Street 2:					
Twn/City: ARLINGTON					
St/Prov: MA		Cntry:	Own Occ: Y		
Postal: 02474				Type:	

PREVIOUS OWNER

Owner 1: RUTTER MICHAEL PATRICK & -		
Owner 2: YEAGER AMY E -		
Street 1: 74 OXFORD ST		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Vinyl Exterior and 1047 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7198																
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102 Condo			Prime NB Desc CONDO						Total:						Spl Credit			Total:			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	524,500	3,000		527,500		220441
							GIS Ref
							GIS Ref
Total Card	0.000	524,500	3,000		527,500	Entered Lot Size	
Total Parcel	0.000	524,500	3,000		527,500	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		503.82	/Parcel: 503.82	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	524,500	3000	.		527,500		Year end	12/23/2021
2021	102	FV	509,400	3000	.		512,400		Year End Roll	12/10/2020
2020	102	FV	501,900	3000	.		504,900	504,900	Year End Roll	12/18/2019
2019	102	FV	521,200	3000	.		524,200	524,200	Year End Roll	1/3/2019
2018	102	FV	460,900	0	.		460,900	460,900	Year End Roll	12/20/2017
2017	102	FV	420,100	0	.		420,100	420,100	Year End Roll	1/3/2017
2016	102	FV	420,100	0	.		420,100	420,100	Year End	1/4/2016
2015	102	FV	388,100	0	.		388,100	388,100	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

USER DEFINED

	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
1	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
2	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:			
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1917	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	43.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 5			BRs: 2			Baths: 1			HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	10 - None		%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	18.9%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	1.00940204
Adj \$ / SQ:	415.621
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	644352
Depreciation:	119849
Depreciated Total:	524503

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	540.31	
Special Features:	0	Val/Su Net:	500.96	
Final Total:	524500	Val/Su SzAd	500.96	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,047	415.620	435,150	
Net Sketched Area:		1,047	Total:	435,150	
Size Ad	1047	Gross Area	1047	FinArea	1047

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ter
6						
7						

IMAGE

AssessPro Patriot Properties, Inc

